



BOARD OF ZONING ADJUSTMENTS

Draft Agenda

January 8, 2018

MEETING INFORMATION

Location

**Orleans Parish School
Board Building**

3520 General DeGaulle
Drive
Suite 1050
New Orleans, Louisiana

Time

10:00 a.m.

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

Michael K. Broussard

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **January 18, 2018**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

This is the Draft Agenda

Should you wish to view an application you may do so online at onestopapp.nola.gov. The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

E-mail – CPCinfo@nola.gov or the planner listed on the agenda
Mail – 1300 Perdido Street Room 7W03, New Orleans, Louisiana 70112
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules

B. Variances – Unfinished Business

ITEM 1 – Docket Number: 064-17

Applicant or Agent: Vagno Santos
Property Location: 2518 St. Ann Street **Zip:** 70119
Bounding Streets: St. Ann St., Orleans Ave., N. Rocheblave St., N. Dorgenois St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Tremé **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 324
Proposed Use: Single-Family Residence **Lot Number:** 144A
Project Planner: Robin Jones (rcjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 141-16 to permit the creation of a lot with insufficient minimum lot area and insufficient minimum lot depth.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area

Required: 2,250 sf Provided: 2,237.5 sf Waiver: 12.5 sf

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth

Required: 90' Provided: 60.5' Waiver: 29.5'



ITEM 4 – Docket Number: 095-17

Applicant or Agent: Brian Gille Architects, Ltd., Benjamin Street, LLC, Dr. Gary Wasserman
Property Location: 301 Cherokee Street **Zip:** 70118
Bounding Streets: Millaudon St., Benjamin St., Cherokee St., Dominican St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Carrollton **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 44
Proposed Use: Single-Family Residence **Lot Number:** 10
Project Planner: Nicolette P. Jones (nicolette.jones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 21, Section 21.6.A of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a detached garage resulting in excessive rear yard coverage, insufficient rear yard setback, and insufficient corner side yard setback.

Requested Waivers:

Article 21, Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage)

Required: 40% maximum Proposed: 72% Waiver: 32%

Article 21, Section 21.6.A.8 – Accessory Structures and Uses (Corner Lots)

Required: 3 ft. Proposed: 0 ft. Waiver: 3 ft.

Article 21, Section 21.6.A.8 – Accessory Structures and Uses (Corner Lots)

Required: 20'-6" Proposed: 3'-6" Waiver: 17"



ITEM 5 – Docket Number: 096-17

Applicant or Agent: Brian Gille Architects, Ltd., Dr. Daniel and Laurel Harlin
Property Location: 512 Walnut Street **Zip:** 70118
Bounding Streets: Walnut St., Benjamin St., Audubon St., Dominican St.
Zoning District: HU-RS Historic Urban Single-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 61
Proposed Use: Single-Family Residence **Lot Number:** C
Project Planner: Haley Delery (hdelery@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to an existing single-family dwelling, resulting in insufficient rear yard setback.

Requested Waiver:

Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback

Required: 20 ft. Proposed: 17'-6" Waiver: 2'-6"



ITEM 6 – Docket Number: 098-17

Applicant or Agent: SCNZ Architects, 817 Hickory Avenue, LLC, PKAC Management, LLC
Property Location: 533-537 Iberville Street **Zip:** 70130
Bounding Streets: Iberville St., Decatur St., Bienville St., & Chartres St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1a
Existing Use: Parking Structure (Principal Use) **Square Number:** 30
Proposed Use: Multi-Family Residence **Lot Number:** 4 & L-1
Project Planner: Joseph Colón (jacolon@nola.gov)

Request Citation: This request is for variances from the provisions of Article 10, Section 10.3.A (Table 10-2) and Article 22, Section 22.8.D of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of existing buildings into a multi-family dwelling (17-unit), with insufficient lot area per dwelling unit, insufficient minimum open space ratio, excessive building height, and insufficient aisle width for two-way parking access.

Requested Waivers:

Article 10, Section 10.3.A (Table 10-2) – Minimum Lot Area		
Required: 600 sf/du	Proposed: 334 sf/du	Waiver: 266 sf/du
Article 10, Section 10.3.A (Table 10-2) – Minimum Open Space Ratio		
Required: .30	Proposed: .108	Waiver: .192
Article 10, Section 10.3.A (Table 10-2) – Maximum Building Height		
Required: 50 ft.	Proposed: 92 ft. (89 ft. grandfathered)	Waiver: 3 ft.
Article 22, Section 22.8.D – Access Requirements for Off-Street Vehicle Parking Areas		
Required: 42 ft. Single Loaded Modules	Proposed: 32'-3"	Waiver: 9'-9"
Article 22, Section 22.8.D – Access Requirements for Off-Street Vehicle Parking Areas		
Required: 18 ft. - 60° Loaded	Proposed: 10'-7"	Waiver: 7'- 5"



C. Variances – New Business

ITEM 7 – Docket Number: 001-18

Applicant or Agent: Alfred M. Hayes
Property Location: 1349 Moss Street **Zip:** 70119
Bounding Streets: Moss St., Harding Dr., Delgado Ave., Wilson Dr.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: Parkview **Planning District:** 5
Existing Use: Two-Family Residence **Square Number:** B
Proposed Use: Two-Family Residence **Lot Number:** A
Project Planner: Timothy Jackson (thjackson@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2B) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to an existing two-family residence, resulting in insufficient minimum interior side yard and rear yard setbacks (**AFTER THE FACT**).

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2B) – Interior Side Yard Setback

Required: 3' Proposed: 0' Waiver: 3'

Article 11, Section 11.3.A.1 (Table 11-2B) – Rear Yard Setback

Required: 15' Proposed: 0' Waiver: 15'



ITEM 8 – Docket Number: 002-18

Applicant or Agent: Apasra Properties, LLC
Property Location: 511-513 Toulouse Street **Zip:** 70131
Bounding Streets: Toulouse St., Decatur St., Wilkinson St., Chartres St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Retail Goods Establishment **Square Number:** 26
Proposed Use: Mixed-Use **Lot Number:** E
Project Planner: Aspen Nero (asnero@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 10, Section 10.3.A (Table 10-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of an existing building into a mixed-use structure (commercial/4-unit multi-family dwelling) with insufficient lot area per dwelling unit.

Requested Waiver:

Article 10, Section 10.3.A (Table 10-2) – Minimum Lot Area

Required: 600 sf/du Proposed: 517.5 sf/du Waiver: 82.5 sf/du



ITEM 9 – Docket Number: 003-18

Applicant or Agent: Joshua A. Henderson
Property Location: 147 Alvin Callender Street **Zip:** 70118
Bounding Streets: Alvin Callender St., Pitt St., Lowerline St., Prytania S.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Carrollton **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 24
Proposed Use: Single-Family Residence **Lot Number:** 2
Project Planner: Travis Martin (trlmartin@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.B.3.a, Article 22, Section 22.8.B.1, and Article 22, Section 22.11.D of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to an existing single-family residence, resulting in a parking space in the front yard.

Requested Waivers:

Article 11, Section 11.3.B.3.a – Parking Restrictions

Required: No front yard parking Proposed: Front yard parking Waiver: Front yard parking

Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations (Front Yard)

Required: No front yard parking Proposed: Front yard parking Waiver: Front yard parking

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Required: No parking space in front yard

Proposed: Parking space in front yard

Waiver: Parking space in front yard

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Required: No parking space in front yard

Proposed: Parking space in front yard

Waiver: Parking space in front yard



ITEM 10 – Docket Number: 004-18

Applicant or Agent: Kenneth & Stacey Matthews
Property Location: 5601 Chatham Drive **Zip:** 70122
Bounding Streets: Chatham Dr., Mendez Dr., Charlotte Dr., Crescent Dr.
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 7
Proposed Use: Single-Family Residence **Lot Number:** 8
Project Planner: Haley Delery (hdelery@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to an existing single-family residence, resulting in insufficient interior side yard setback.

Requested Waiver:

Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard Setback

Required: 6' Proposed: 3' Waiver: 3'



ITEM 11 – Docket Number: 005-18

Applicant or Agent: Carmelitta G. Favorite
Property Location: 1717 S. Jefferson Davis Parkway **Zip:** 70125
Bounding Streets: S. Jefferson Davis Pkwy., Woodruff St., Octavia St., Grape St
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 124
Proposed Use: Single-Family Residence **Lot Number:** D
Project Planner: Randall Gaither (ragaiter@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 21, Section 21.6.EE.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a swimming pool in the required front yard.

Requested Waiver:

Article 21, Section 21.6.EE.1 – Swimming Pools (Location)

Required: Located in required rear or interior side yard
Proposed: Located in required front yard
Waiver: Located in required front yard



ITEM 12 – Docket Number: 006-18

Applicant or Agent: Joseph L. Toujouse, Jr.
Property Location: 2833 Grand Route St. John Street **Zip:** 70119
Bounding Streets: Grand Route St. John St., N.White St., Ponce De Leon St., Crete St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 1564
Proposed Use: Single-Family Residence **Lot Number:** 3-A
Project Planner: Robin Jones (rcjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 21, Section 21.6.Z and Article 21, Section 21.7 (Table 21-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a pool house/cabana in the front yard.

Requested Waivers:**Article 21, Section 21.6.Z – Pool House/Cabana**

Required: Located in required rear yard
Proposed: Located in required front yard
Waiver: Located in required front yard

Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Pool House/Cabana)

Required: Not permitted in front yard
Proposed: Located in front yard
Waiver: Located in front yard

**ITEM 13 – Docket Number: 007-18**

Applicant or Agent: Om S4 LLC
Property Location: 5304-06 Constance Street **Zip:** 70115
Bounding Streets: Henriette Delille St., St. Anthony St., Marais St., Pauger St.
Zoning District: HMC-2 Historic Marigny/Tremé/Bywater Commercial District RDO-2
Historic District: Faubourg Marigny **Planning District:** 4
Existing Use: Mixed-Use **Square Number:** 386
Proposed Use: Multi-Family Residence **Lot Number:** A
Project Planner: Nicolette P. Jones (nicolette.jones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of existing buildings into a single-family residence and two two-family residences with insufficient off-street parking.

Requested Waiver:**Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements**

Required: 3 spaces Proposed: 0 spaces (2 grandfathered) Waiver: 3 spaces

ITEM 14 – Docket Number: 008-18

Applicant or Agent: Stephen L. Clarke
Property Location: 2631-2633 Chartres Street **Zip:** 70117
Bounding Streets: Chartres St., Franklin Ave., Royal St., Port St.
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Historic District: Faubourg Marigny **Planning District:** 7
Existing Use: Vacant Building **Square Number:** 147
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Rachael Berg (rberg@nola.gov)

Request Citation: This request is for variances from the provisions of Article 9, Section 9.3.A (Table 9-2) and Article 21, Section 21.6.T of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of a single-family residence with insufficient minimum rear yard setback and mechanical equipment located closer than 5 (five) feet from a property line.

Requested Waivers:**Article 9, Section 9.3.A (Table 9-2) – Rear Yard Setback**

Required: 20' Proposed: 5' Waiver: 15'

Article 21, Section 21.6.T – Mechanical Equipment

Required: 5' Proposed: 2' Waiver: 3'

**ITEM 15 – Docket Number: 009-18**

Applicant or Agent: Xavier University of Louisiana
Property Location: 1064 S. Genois Street **Zip:** 70125
Bounding Streets: S. Genois St., Euphrosine St., S. Clark St., Washington Ave. (Calliope St.)
Zoning District: EC Educational Campus District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 697/524
Proposed Use: Two-Family Residence **Lot Number:** 12
Project Planner: Joseph Colón (jacolon@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum front yard setback, insufficient minimum interior side yard setback, and insufficient minimum rear yard setback.

Requested Waivers:**Article 15, Section 15.3.A.1 (Table 15-2) – Front Yard Setback**

Required: 10' Proposed: 8' Waiver: 2'

Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback

Required: 25' Proposed: 3' Waiver: 22'

Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback

Required: 20' Proposed: 15' Waiver: 5'

ITEM 16 – Docket Number: 010-18

Applicant or Agent: Xavier University of Louisiana
Property Location: 5004 Howard Avenue **Zip:** 70125
Bounding Streets: Howard St., S. Cortez St., Dixon St., Pine St
Zoning District: EC Educational Campus District **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 741
Proposed Use: Two-Family Residence **Lot Number:** A
Project Planner: Amos Jasper Wright (ajwright@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum interior side yard setback, insufficient minimum corner side yard setback, and insufficient minimum rear yard setback.

Requested Waivers:

Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback		
Required: 25'	Proposed: 3'	Waiver: 22'
Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback		
Required: 10'	Proposed: 5'	Waiver: 5'
Article 16, Section 16.3.A.1 (Table 16-2) – Rear Yard Setback		
Required: 20'	Proposed: 15'	Waiver: 5'



ITEM 17 – Docket Number: 011-18

Applicant or Agent: Ronald and Trina Holmes
Property Location: 4683 Galahad Drive **Zip:** 70127
Bounding Streets: Galahad Dr., Hammond St., Lancelot Dr., & Grant St.
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Vacant Lot **Square Number:** 6
Proposed Use: Bed and Breakfast - Principal **Lot Number:** 11
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request Citation: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), Article 22, Section 22.8.B.1, and Article 22, Section 22.11.D of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum interior side yard setbacks and a parking space in the front yard.

Requested Waivers:

Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard Setback

Required: 6' Proposed: 5' Waiver: 1'

Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard Setback

Required: 6' Proposed: 5' Waiver: 1'

Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations (Front Yard)

Required: No front yard parking Proposed: Front yard parking Waiver: Front yard parking

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Required: No parking space in front yard

Proposed: Parking space in front yard

Waiver: Parking space in front yard

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Required: No parking space in front yard

Proposed: Parking space in front yard

Waiver: Parking space in front yard



D. Director of Safety and Permits Decision Appeals – Unfinished Business

ITEM 18 – Docket Number: 102-17

Applicant or Agent: Scott Joanen
Property Location: 4027 Delgado Drive **Zip:** 70119
Bounding Streets: N. Carrollton Ave., Delgado Dr., Wilson Dr., Moss St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: Parkview **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** A
Proposed Use: Two-Family Residence **Lot Number:** 75

Request Citation: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the interpretation of Article 22, Section 22.5.A.4. of the Comprehensive Zoning Ordinance.



E. Director of Safety and Permits Decision Appeals – New Business

ITEM 19 – Docket Number: 012-18

Applicant or Agent: Windrose, LLC
Property Location: 4218-4220 S. Carrollton Avenue **Zip:** 70119
Bounding Streets: S. Carrollton Ave., D’Hemecourt St., S. Pierce St., Ulloa St
Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District
Historic District: Mid-City **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 761
Proposed Use: Mixed-Use **Lot Number:** 1

Request Citation: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the interpretation of the building design standards of Article 11, Section 11.3.B.1.



ITEM 20 – Docket Number: 013-18

Applicant or Agent: Floris M. Cairo
Property Location: 841 Bourbon Street, 804 Dumaine **Zip:** 70116
Bounding Streets: Dumaine St., Bourbon St., St. Ann St., Dauphine St.
Zoning District: VCR-1 Vieux Carré Residential District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Mixed Use **Square Number:** 75
Proposed Use: Mixed Use **Lot Number:** A

Request Citation: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the determination that the property has not attained legal, nonconforming status for the operation of short term rentals.



ITEM 21 – Docket Number: 014-18

Applicant or Agent: Barbara Wheeler Ferguson, Richard Boebel
Property Location: 1040 N. Carrollton Avenue **Zip:** 70119
Bounding Streets: N. Carrollton Ave., Moss St., Wilson Dr., Delgado St.,
Zoning District: Historic Urban Two-Family Residential District
Historic District: Parkview **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** A
Proposed Use: Single-Family Residence **Lot Number:** 85

Request Citation: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the issuance of a building permit for the construction of a detached garage.



F. Adjournment